

UNIT 8 PEEL INDUSTRIAL ESTATE, CHAMBERHALL STREET, BURY, GREATER MANCHESTER, BL9 0LU



Industrial/Business Unit

600 Sq Ft (55.74 Sq M)

- ESTABLISHED INDUSTRIAL AREA
- IDEAL STARTER UNIT AT ECONOMICAL RENT

LOCATION

The estate is located within the Chamberhall Business Area of Bury, close to the Town Centre. The estate is accessed from Castlecroft Road and Chamberhall Street, via the A56 Peel Way.

DESCRIPTION

The unit has toilet facilities, a manual roller shutter door and would be suitable for production, storage or light assembly.

Use for vehicle repairs is NOT permitted.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	600	55.74

(Measurements to be confirmed)

SERVICES

All mains services are available to site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to the capacity of the supply.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£7,200 Per Annum, plus VAT.

SERVICE CHARGE

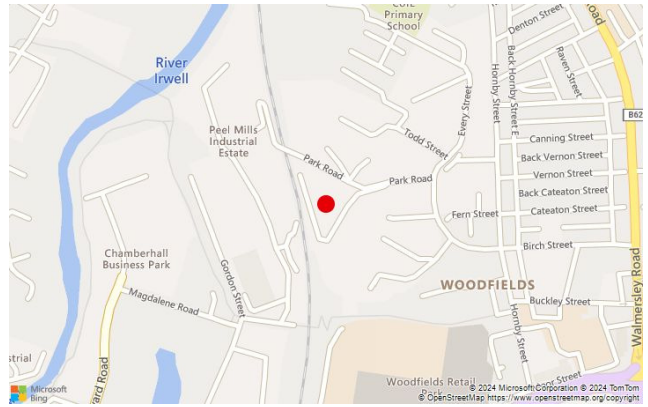
A service charge is levied to cover the maintenance of the estate, upkeep of the common parts, landscaping, road maintenance and security for the estate. This is currently £776.00 per annum, plus VAT.

INSURANCE

The building insurance will be paid by the landlord and charged back to the tenant, currently £162.86 plus VAT per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.



RATES

The unit is described as "Workshop & Premises" and has a rateable value of £4,600.00. The unit is eligible for 100% rate relief. For further information please contact Bury Council on 0161 253 5000.

VAT

Rents, where quoted, are exclusive of, but WILL be liable to, VAT.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the joint agents.

NOLAN REDSHAW

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

SANDERSON WEATHERALL

Contact: Adam Marshall
Tel: 0161 259 7027
Email: Adam.Marshall@sw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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